

Peterkin & Kidd

Solicitors and Estate Agents

119

MOIRA TERRACE
EDINBURGH, EH7 6UB



OFFERS OVER £370,000

119

MOIRA TERRACE EDINBURGH, EH7 6UB

Seldom available to the market, this stone built upper villa offers spacious and flexible accommodation and retains period features.

Access is via a storm door with a timber and glazed door leading to a staircase to the accommodation with glazed cupola.

The long hallway has all rooms leading off and has a shelved press and a glazed skylight.

Situated to the front of the property, the well-proportioned lounge has a large bay window with plentiful natural light with partial views to Arthur's Seat to one side and the Firth of Forth to the other. There is a shelved display area and an Edinburgh press.

The gas fire and surround provide a feature to the room and are included in the sale.

The kitchen is fitted with a range of wall and base units with worktops, 1.5 stainless steel sink and drainer and tiling to splashback. The gas cooker is included in the sale. Shelved press housing the gas meter. Window to rear. Door to utility.

The utility room has a louvre door cupboard housing the boiler. The fridge/freezer, automatic washing machine, dishwasher and pulley are included in the sale. Window to side and door with stairs to the rear garden.

The spacious main bedroom has an original tiled fireplace with cast iron inset, two windows to the rear and a range of wardrobes which are included in the sale. Fitted carpet. A door leads to the fully tiled en-suite which is fitted with a recessed wash hand basin and vanity unit, WC and shower cubicle. Glazed skylight.

Bedroom 2 is to the front with an original tiled fireplace. The bookcases are included in the sale. Fitted carpet.

Bedroom 3 is L-shaped and to the front with space for freestanding furniture. Fitted carpet.

The bathroom completes the accommodation and is fitted with a wash hand basin, WC and roll top bath. There is a window to the rear. Hardwood floor.

ACCOMMODATION

Lower vestibule
Hall
Living room
Fitted breakfasting kitchen, utility room
3 bedrooms (1 en-suite),
Bathroom

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, gas fire and surround, white goods as specified and the greenhouse are included in the sale.

GARDEN

A gate leads to the front garden, bounded by a hedge to the front, and laid to lawn with mature planting. A staircase to the rear of the property gives access to the professionally landscaped garden, which is laid to lawn with mature shrubs and bushes, an arbor and a greenhouse.

PARKING

On-street parking is available.





SITUATION

Craigentenny is a popular residential area, close to Portobello and easily accessible for the city centre. There is a good choice of local amenities shops, bars and restaurants in Portobello and also at Meadowbank Retail Park.

For outdoor pursuits, there is the beach and promenade in Portobello in addition to Arthurs' Seat and Holyrood Park.

Schooling is available at all levels.

For the commuter, there is easy access to the City Bypass and motorway network and a frequent bus service to the city centre.

VIEWING

By appointment with Property Department on 01506 840000.

WHAT3WORDS

pirate.report.filled

OTHER

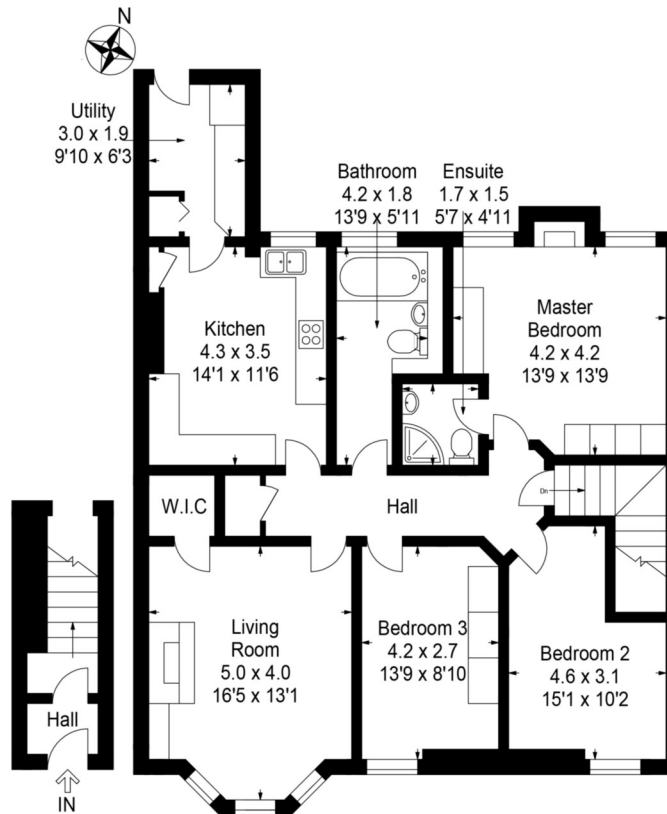
COUNCIL TAX BAND: E

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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We can open doors for you

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